

**ZONING ORDINANCE**  
**The Town of Smithfield, Virginia**

**Table of Contents**

***ARTICLE .....*** ..... #

Zoning Ordinance Constitution..... 1

General Regulations ..... 2

Zoning Districts..... 3

**Residential Districts**

|     |   |      |
|-----|---|------|
| 3.A | Community Conservation District .....   | C-C  |
| 3.B | Neighborhood Residential District ..... | N-R  |
| 3.C | Suburban Residential District.....      | S-R  |
| 3.D | Downtown Residential District.....      | DN-R |
| 3.E | Attached Residential District.....      | A-R  |
| 3.F | Multi-Family Residential District ..... | MF-R |

**Office, Commercial and Industrial Districts**

|      |  |       |
|------|--|-------|
| 3.G  | Residential Office District .....                    | R-O   |
| 3.H  | Downtown District.....                               | D     |
| 3.I  | Highway Retail Commercial District.....              | HR-C  |
| 3.J  | Planned Shopping Center Commercial District.....     | PS-C  |
| 3.J2 | Planned Corporate Office and Research District ..... | P-COR |
| 3.K  | Light Industrial District.....                       | I-1   |
| 3.L  | Heavy Industrial District.....                       | I-2   |

**Overlay and Special Districts**

|     |   |      |
|-----|---|------|
| 3.M | Historic Preservation Overlay District .....            | HP-O |
| 3.N | Environmental Conservation District.....                | E-C  |
| 3.O | Floodplain Overlay District.....                        | FP-O |
| 3.P | Chesapeake Bay Preservation Area Overlay District ..... | CB-O |
| 3.Q | Mobile Home Park District .....                         | MH-P |
| 3.R | Entrance Corridor Overlay District.....                 | ECO  |

Zoning Amendments..... 4

Conditional Zoning and Proffers ..... 5

Special Use Permits..... 6

|   |      |
|---|------|
| Nonconforming Uses .....                    | 7    |
| Parking and Loading Requirements .....      | 8    |
| Landscaping and Screening Regulations ..... | 9    |
| Sign Regulations .....                      | 10   |
| Site Plan Requirements.....                 | 11   |
| Erosion and Sediment Control .....          | 11.A |
| Board of Zoning Appeals .....               | 12   |
| Definitions .....                           | 13   |
| Appendix.....                               | 14   |

**Appendix A.** Definitions, Criteria and Design Guidelines for Calculation of Land Holding Capacity and Net Developable Areas

**Appendix B.** Criteria for Traffic Impact Assessments

**Appendix C.** Landscape, Screening and Buffer Yard Guidelines and Standards

**Appendix D.** Site Plan Checklist